

TOWN OF BARNSTABLE AFFORDABLE HOUSING PLAN

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About the Cover:

The cover photos are examples of affordable housing projects the Town has participated in during the past 2 years.

Clockwise from top left:

Danvers Way / Habitat for Humanity

75 School Street / CHAMP House

Southside Village / Housing Assistance Corp

Schoolhouse Pond Condos / Barnstable Housing Authority

EXECUTIVE SUMMARY

On January 31, 2001 the Barnstable Town Council unanimously approved a town-wide Affordable Housing Plan with the goal of producing 1,000 units of affordable housing over a ten-year period. Under the plan the Town committed itself to achieve this goal by mandating and ensuring that at least 10% of all the units in town are affordable to those residents at or below 80% of the median area income. The plan outlined a number of potential projects and initiatives to move closer to the 1000 unit goal. The plan identified sites for building, estimated the potential number of units that could be built on those sites, and looked at ways to include in our affordable housing stock, units that already exist but have not been counted. The Town's plan indicated that a successful outcome would be that we have added or preserved a total of 760 affordable units within a six-year period.

In order to undertake such an ambitious plan, it became apparent to the Town Manager and Town Council that staffing and funding resources necessary to accomplish Barnstable's affordable housing goals needed to be developed. In September of 2000 the Town hired a Director to manage the Office of Community and Economic Development (CED) whose main responsibilities were to create affordable housing opportunities, oversee economic development programs, and administer the town's annual Community Development Block Grant (CDBG) entitlement allocation. The office was funded through the CDBG program with some operating funds provided by the Town. Later, the Town later created two positions, one specifically to address affordable housing issues and one to manage the office operations. In July of 2001 Barnstable created a Community Development Coordinator position to assist the director with his various duties as well as a Special Projects Coordinator to manage the Accessory Affordable Housing Program, also known as the "Amnesty Program". In addition, the Town provided funding for a part-time Housing Development Coordinator under the Barnstable Housing Authority (BHA) to help increase the agency's production capacity.

The Town then turned to its local housing organizations for help in drafting the plan. The BHA and the local CHODO, Housing Assistance Corp (HAC), provided a great deal of expertise in the development of the plan. Once the plan was finalized and approved by the Town Council, the CED partnered with both agencies to carry out the plan's goals and objectives by developing several local housing programs. Thanks to those programs and partnerships, the Town has add 168 affordable housing units to its count in just 2 years. In our estimation this is a good start especially considering the current state of the economy.

In order to reflect changes in both State and local affordable housing policies, the Town has updated its Affordable Housing Plan. The Town adding a **Housing Needs Assessment (Appendix A.)**, and has provided examples of desired affordable housing development, and has updated its program timelines, budget, and goals and objectives. The Town views its plan as a living document and will continue to update it as needed.

ACCOMPLISHMENTS TO DATE

As of September 2003, according to the Massachusetts Department of Housing and Community Development, 5.11% of the Town of Barnstable's housing stock is considered to be affordable (1,036 existing affordable units divided by 20,266 year round multi-units). Over the past two years 168 units of affordable housing have been created in the Town of Barnstable as is shown in table 1-A:

Table 1-A

| PROGRAM & ORGANIZATION | TYPE OF HOUSING | FUNDING MECHANISM | HOUSING UNITS |
|---|----------------------------|------------------------------|--------------------------|
| Accessory Affordable Housing Town of Barnstable | Rental | CDBG 40B | 62 |
| Rental Acquisition & Rehabilitation Barnstable Housing Authority | Rental | CDBG 40B | 31 |
| First-time Homebuyers Program Housing Assistance Corp | Ownership | CDBG | 2 |
| First-time Homebuyer Program Community Development Inc. | Ownership | CDBG | 3 |
| Group-home Purchase CHAMP House | Special needs | CDBG | 26 |
| Group-home Purchase Nauset Inc. | Special needs | CDBG | 4 |
| Group-home Renovations CHIPS II | Special needs | CDBG | 10 |
| Danvers Way Subdivision Habitat for Humanity | Ownership | CDBG 40B | 16 |
| Southside Village Apartments Housing Assistance Corp | Rental & Special needs | 40B | 14 |
| | | | |
| TOTAL AFFORDABLE UNITS | | | 168 |

For specific locations and addresses, please see Appendix B.

EXISTING CONDITIONS

During the past 2 years, conditions in the local housing market have continued to escalate at an alarming rate. In 2001 the median home price in Barnstable County was approximately \$280,000. Today that figure is nearly \$350,000. Unfortunately, regional wage rates have not kept pace with this trend and in fact have decreased slightly due to an increase in unemployment in Barnstable County. Both housing and economic conditions have contributed to an increase of out-migration of young adults between the ages of 20 to 34 according to U.S. Census figures, and is expected to have an adverse impact on our local and regional economies.

Another major hurdle facing the Town of Barnstable in terms of achieving its affordable housing goals is its large number of existing year round housing units, as reported in the 2000 U.S. Census. The percentage of a municipality “counted” affordable housing units is determined by dividing the number of Chapter 40B units by the number of 2000 year round housing units. According to the latest Massachusetts Department of Housing and Community Development Chapter 40B Inventory, the Town of Barnstable has 20,266 year round units. This ranks 24th among all on the state’s 351 cities and towns. The number of Barnstable’s year round housing units ranks slightly lower than many urban communities surrounding Boston such as Malden (23, 561) and Medford (22,631). The Town of Barnstable has more year round housing units than some small cities in the Commonwealth such as Attleboro (16,519), Peabody (18, 838) and Salem (18, 103).

Due to its fragile environment and limited drinking water resources, the Town is very concerned about its future growth. In fact the Town has taken steps to curb market rate housing development while simultaneously working to increase affordable housing development. To address both of these issues, the Barnstable Town Council approved a Building Cap Ordinance through a Growth Management Zoning Amendment in July of 2001. A key component of the Building Cap Ordinance is the provision effecting the production of the affordable housing. “The rate of residential development in Barnstable is determined by and should not exceed the ability of the town to provide adequate infrastructure and to protect natural environment. In addition, the development rate is attended to further the legitimate Commonwealth and local interests in the provision in the fair share of housing that is affordable to persons with both low and moderate income.”

Finally, each year Barnstable loses a substantial amount of rental units to home buyers who move to the Cape to retire or secure vacation homes. Due to the town’s popular geographic location and because its housing stock is primarily made up of single family detached units, many houses are being purchased as second-homes by off-Cape residents . This trend has worked to greatly increase demand for rental housing in the area and, in turn, has driven up rental costs beyond all affordable limits. A declining availability of buildable land is also exacerbating the problem by slowing new housing development. To combat this trend the Town and BHA developed the Rental Acquisition Program to seek out existing single and multifamily units, purchase them, and maintain them as affordable rentals.

GROWTH & DEVELOPMENT

Special attention will be paid to how the successful development of affordable housing impacts on the infrastructure, schools and long-term growth in our community. This housing plan is to be used as a tool to control and plan where and when new housing will be built and what it will look like. Because our percentage of affordable housing units is under the required 10%, we must find ways to produce affordable units that are acceptable to town interests, and that will allow us to carefully manage any market rate housing development that may also occur. We are sensitive to the fact that any growth whether in housing or commercial development must not adversely affect our rather delicate ecosystem or burden our existing infrastructure unnecessarily.

To that end, we have established guidelines for our consultants who are examining many of the Town-owned parcels dedicated for housing, which are described later in this plan. The scope of their efforts will include the following services:

- Evaluate the presence and extent of sensitive environmental resources, including wetlands, surface, habitat, endangered species, drinking water supply protection areas, etc.
- Determine the possible means of wastewater disposal, including the availability of town sewer, and the feasibility of on-site disposal via either Title 5 or the Groundwater Discharge Permit Program. They will identify any wastewater related site constraints for each site.
- Evaluate the availability of either public or private potable water supplies. This evaluation will include the identification of local purveyors and their capability to provide an adequate supply to the sites as well as evaluation of the feasibility of locating an on-site water supply well on the site, considering local hydrogeology.
- Evaluate current traffic issues in the vicinity of the sites and what constraints the current traffic situation may impose on the level of development at the sites.
- Determine possible on-site traffic flow patterns and means of access and egress for both residents and public safety vehicles. Evaluate general site development constraints such as soil, depth of groundwater, topography, vegetation, steep slopes, etc.
- Evaluate potential means of storm-water management and whether or not any storm-water issues constrain the ability to develop the site.

Using technical assistance funds provided by the Massachusetts Housing Partnership Fund, the Town has hired environmental and engineering consultants to provide us with this information on several sites, including two parcels of town-owned land.

See Growth Management Plan (Appendix C.)

PLAN OVERVIEW

The Town of Barnstable is experiencing a housing crisis that has affected every aspect of the town's economic and social well-being. And, while we can acknowledge that it is a crisis being experienced all across the Commonwealth, we must as a town seek local solutions that work for us. The Town's Affordable Housing Plan contains a number of unique initiatives and tries to answer the questions of who, which, when, where, and how they will be developed. They have been grouped according to their function as both preservation and production of housing policies that affect the supply of affordable housing in Barnstable. Also included in the plan is a listing of proposed private developments that are currently under review by the Town.

At the present time, only 5.11% of the housing stock in the Town of Barnstable is considered affordable. By definition, this means it is affordable to persons and families at or below 80% of the area median income. The goal of the Town Council and Town Manager is to reach or exceed the goal of 10% by increasing the number of affordable units by a 1,000 over the next ten years; that will mean adding an average of 100 affordable units per year. For the period of years 2004 through 2007 the Town of Barnstable's goal is to create an average of 152 affordable housing units per year. A key component of this plan is contained in Section 5.3 of the Town's current Local Complement Plan, which was adopted by the Barnstable Town Council in 1997 and approved by the Cape Cod Commission in 1998. The objective of section 5.3 is to ensure the decentralization of affordable housing through the Town of Barnstable. The goal is to ensure that 10% of the year round housing stock of each of the Town's seven villages is affordable.

The first two years of the Town's Plan were key because it confirmed the Town's commitment to meeting this very ambitious goal. A successful outcome will require the cooperation of all of our residents not just those involved in the planning and development of housing. All Town boards, commissions, departments, and each of the Town's seven villages need to pull together and participate in order to reach these affordable housing goals. Assistance will also be sought from the private development, community, public and private lenders in the business community.

What follows is an outline of all the projects and initiatives that we expect to undertake in the next five to ten years. Where possible, those responsible for project implementation will be identified. This is an ambitious but achievable plan and it is our hope that all of the citizens of the Town of Barnstable will support the plan and reap the benefits of achieving our goal of having 10% of all of our housing units as an affordable from residents.

The Town has developed an **Affordable Housing Plan Timeline (Appendix H.)**, which outlines what has been achieved thus far, and what we expect to accomplish over the next eight years.

PRESERVATION INITIATIVES

1. Accessory Affordable Housing/ Amnesty Program

Approved by the Barnstable Town Council on November 16, 2000, as a means of creating affordable housing within existing structures, the Accessory Affordable Housing Program also known as the “Amnesty Program”, is now viewed as both a preservation and production initiative. The program utilizes MGL, chapter 40B, “Comprehensive Permit” for existing, non-conforming dwelling units and for new units accessory to single family dwellings. The main objective of the program is to use existing housing, which may currently violate the town’s zoning laws, to provide desirable, legal and affordable housing for eligible citizens within our community while maintaining a positive working relationship between the town and property owners. In bringing these properties up to code, the town can increase the number of year round housing units affordable to low and moderate income households which count toward meeting the Commonwealth’s 10% affordable housing goal.

The intent of the ordinance and program is to provide an opportunity to bring into compliance many of the currently un-permitted accessory apartments in the Town of Barnstable, as well as to encourage the use of existing dwellings to create additional affordable housing. The Town Council recognized that these un-permitted and unlawfully occupied units are filling a market demand for housing at rental costs typically below that of units which are and have been lawfully constructed and occupied.

Therefore, it is now the position of the Town of Barnstable that the most appropriate mechanisms for allowing unlawful dwelling units to become lawful units is found in GLc.40B, ss. 20-23, more commonly know as the Comprehensive Permit process. This provision of the state law encourages the development of low and moderate-income rental and owner-occupied housing and provides a means for the Board of Appeals to remove local barriers to the creation of affordable housing units. These barriers include any local regulations such as zoning and general ordinances that may be an impediment to affordable housing development.

In August of 2002 the Barnstable Town Council adopted two amendments to the program. Under the Comprehensive Permit process, dwelling owners may create accessory apartments within existing detached structures, and may create newly constructed accessory apartments attached to existing single-family houses. These new provisions make it easier for single-family dwelling owners to create new affordable units which will help the Town increase its overall affordable housing stock.

Homeowners participating in the Amnesty Program must agree to the following restrictions:

1. Rent the unit to a person or family whose income is 80% or less of the area median income of the Barnstable-Yarmouth Metropolitan Statistical Area (MSA). The rent (including utilities) shall not exceed the rents established the U.S. Department of Housing and Urban Development (HUD) for a household whose income is 80% or less of the median income of the Barnstable-Yarmouth MSA. In the event that utilities are separately metered, utility allowances established by the Barnstable Housing Authority shall be deducted from HUD's rent level.
2. Bring the unit into compliance with Title V and the state and local Building and Sanitary Codes.
3. Execute the deed restriction for the unit for which the Comprehensive Permit is sought, prepared by the Town Barnstable, which restricts the use of the units as rental units to a person or family whose income is 80% or less of the median income of the Barnstable – Yarmouth MSA. The rent charged for the rental unit must not exceed the HUD rental level.
4. Enter into a minimum of a one year lease with the tenant(s).
5. All units approved must remain affordable in perpetuity. If the owner voluntarily chooses to cancel the Comprehensive Permit, the property must be brought into compliance with the underlying zoning.

The Town's Office of Community and Economic Development is responsible for implementing and managing the Amnesty Program. Using its Community Economic Development Block Grant funds from the U.S. Department of Housing and Urban Development, CED is responsible for monitoring, inspecting, and the recertifying the units.

In addition, the Office of Community and Economic Development, also with CDBG funds, will make available grants of up to \$2,000 per unit to correct code, health and sanitary violations. The one time comprehensive permit application fee for the program is \$100 per unit. The processing fee for the program, also a one-time cost, is \$175. The processing fee pays for the required legal notices and recording fee at the Barnstable Registry of Deeds. Staff of the CED will provide, at no cost to the homeowner, a site inspection conducted by a licensed housing inspector, research into town records on the applicant's property, assistance preparing the comprehensive permit application and recording the deed restriction at the Registry of Deeds.

See Accessory Affordable Housing Program, (Appendix D.)

2. *Rental Acquisition Program*

Each year Barnstable loses a substantial number of rental units to home buyers who move to the Cape to retire or find vacation homes. Due to the town's popular geographic location, and because its housing stock is primarily made up of single family detached units, houses are being purchased at an alarming rate as second-homes by off-Cape residents. This trend has worked to greatly increase demand for rental housing in the town and, in turn, has driven up rental costs beyond all affordable limits. A declining availability of buildable land is also exacerbating the problem by slowing new housing development. To combat this trend the Town developed the Housing Acquisition Program to seek out existing single and multifamily units, purchase them, and maintain them as affordable rentals. For the 2003-2004 program year, the Town will again dedicate CDBG funds to acquire private properties to be utilized as affordable rentals. The Town will contract with the Barnstable Housing Authority to administer the program, and will solicit applications from various housing agencies and local non-profits who are interested in utilizing the program. Program allocations will be limited to \$25,000 per purchase, which will help leverage private dollars in order to pay off the balance of the mortgages. Over the past 3 years this program, and several similar activities, have resulted in 8 purchases with 32 units of permanent affordable rentals. For this year, the Town will consolidate all housing acquisition activities into this program.

3. *Low Interest Housing Rehab Program*

The Town of Barnstable established a Housing Rehabilitation Loan fund which is administered by the Barnstable Housing Authority to provide low interest loans to eligible borrowers in order to provide decent, safe, and affordable housing to low and moderate income individuals and families. Applicants are eligible for loans and deferred grants of up to \$8,000 per unit. Eligible improvements include correction of code violations, repairs and replacement of heating, electrical, and plumbing systems, kitchen and bathroom repairs, energy efficiency improvements, window replacement and any other work determined to be needed to meet minimum housing standards. The program is funded through the Town of Barnstable Community Economic Block Grant Program and is subject to the availability of Federal funding.

4. *First-time Homebuyer Loan Program*

The Town's First-time Homebuyers Program is administered by the Cape and Islands Community Development Inc. CDI provides down payment and closing cost assistance to very low and low income homebuyers. CDI utilizes town's CDBG funds as no interest loans of up to \$20,000 per household for down payment and closing costs. Mortgage funds are provided through the Cape and Islands Community Development Co, Inc.. CDI has established mortgage pool of over one-million dollars provided by the Plymouth Saving Bank and the U.S. Department of Agriculture. The program is funded through the Town of Barnstable Community Economic Block Grant Program and is subject to the availability of Federal funding.

PRODUCTION INITIATIVES

One of the biggest barriers to developing housing in Barnstable is the lack of land available for housing development. To address this problem, the Town has located several parcels of surplus town-owned land, and is preparing them for housing development. To date, the Town has identified 4 large parcels of land that could support construction of multifamily dwellings. The Town is currently moving forward with the development of 30 units of housing within the Village of West Barnstable and working to develop 87 units within the Village of Osterville. The Town will continue to search for other such parcels while working to prepare these sites for construction.

For specific site information see (Appendix F.)

1. Darby Parcel, Osterville

Twenty-five acres of the 107 acres comprising the Darby property in the village of Osterville has been identified as a site for the construction of 87 units of affordable housing. The original proposal was to construct 140 units. Through negotiations between Town officials, the Affordable Housing Committee members, and the Osterville Civic Association, the number of units to be constructed on the site has been established at 87.

The Town aims to reserve at least 49% of the 87 units for those residents who are at or below of 80% of the Barnstable-Yarmouth MSA median income.

The Darby property, which contains a total of 107 acres, was purchased by the Town in 1985 for municipal purposes. The portion of the property designated for the mixed-income housing is located along Old Mill Road between Micha and Joshua ponds. The area is largely vegetated and woodland. By resolution, at its November 7, 2002 meeting, the Barnstable Town Council authorized the Town Manager to enter into the lease or leases of up to ninety-nine year terms for the construction of not more than 87 units of qualified affordable housing, that may include but not limited to, affordable elderly housing on the town-owned parcels which dedicated or not dedicated to conservation use, on land located on Old Mill Road in Osterville.

Of the 87 units proposed, 43 would be maintained as affordable in perpetuity; 57 units will be constructed for families, 30 of which will be affordable; 30 units will be elderly with 13 affordable. In June of 2002, with a pre-development grant for the Massachusetts Housing Partnership Fund, the town engaged the environmental consulting firm of Horsley & Witten, Inc. to conduct a site analysis study of the parcel. Horsley & Witten evaluated the impacts of waste water treatment and nitrogen loading, storm-water, water supply and the cost of constructing of the wastewater treatment facility. The report is available through the Town's Office of Community and Economic Development. In April 2002, the Town engaged the BSC Group engineering firm to prepare a lease plan of land for the 25 acres site. Wetland boundaries have been delineated by the BSC Group and have been inspected by the staff of Town's Conservation Commission.

The Town of Barnstable is working to ensure that the site is developed, not only to provide affordable housing options to its residents, but also to be done in the manner that respects the area's community character and is sensitive to the local environment. The Town has developed a request for proposal and an invitation to bid for the long-term leasing of the 25 acre Darby site. The RFP also includes design, construction and maintenance specifications for the on-site sewage treatment plant which have been prepared by the Town's Department of Public Works professional staff.

2. *Sweeney Property, Osterville*

In 2001 the Town of Barnstable acquired, through eminent domain, a 2.8 acre wooded parcel along Old Mill Road in Osterville approximately one quarter of a mile north of the 25 acre Darby site.

This site was part of the affordable housing plan developed by the Osterville Civic Association. In January of 2003 the Town hired the engineering consulting firm of Horsley&Witten, Inc. to prepare a site analysis and feasibility study of the Sweeney site. Horsley & Witten concluded that this site could support approximately 10 units of rental housing with 25 bedrooms. Under this scenario it was assumed that the wastewater would be pumped to the Darby treatment facility.

A more likely scenario for this site is to construct 5 individually owned homes on approximately half acre sites each with either individual or shared on-site TitleV system(s).

3. *YMCA Site, West Barnstable*

A four (4) acre site owned by the Town adjacent to the YMCA in West Barnstable located off Route 132 in West Barnstable has been identified for the construction of affordable housing. Twenty (20) units of family rental housing have been prepared for this site. The town has hired a local engineering firm to prepare a concept plan and preliminary site plan.

Town staff and members of the West Barnstable Civic Association have worked to prepare a Request for Proposal and invitation to bid for a long-term lease of this site.

4. *Lombard Trust, West Barnstable*

The 7.93 acre Lombard parcel in West Barnstable has also been identified as a site for the construction of affordable housing. The Lombard Trust owns the Lombard parcel. The administrator of the Trust is the Barnstable Town Manager. In May 2001, the Town of Barnstable, with a predevelopment grant from the Massachusetts Housing Partnership Fund, hired the environmental firm of Horsley and Witten, Inc. to conduct a site analysis and feasibility study of the Lombard parcel.

The parcel consists of woodland and open fields. No town water or sewer exists on this site. Initially Horsley & Witten had been asked by the Town to assess the feasibility of placing approximately 30 two- bedroom units on the 7.93 acre parcel. Based on this analysis Horsley&Witten concluded that the Lombard land is suitable for affordable housing development at a level significantly below the 30 two bedroom units initially intended by the Town.

Horsley & Witten research suggests that the most feasible development options would be to build 10 two bedroom units on this parcel, along with the private water supply well and an adequately sized Title V septic leaching field. The plan for redevelopment of this site is to reconstruct the former Lombard Farm House that was on the site until destroyed by fire in the 1970's. The Lombard House was once used as a 36-bed infirmary. The Town's plan, in conjunction with the West Barnstable Civic Association, is to construct a replica of the former Lombard House for use as ten units of affordable housing with a private well and on-site septic system. The Town's plan to solicit a private developer through an RFP process.

ANTICIPATED PRIVATE DEVELOPMENTS

The Town of Barnstable is fortunate in that it has several experienced private as well as non-profit developers capable of creating affordable housing. Over the past two years the Town has worked with non-profit organizations such as Habitat for Humanity (**Appendix G**), the Housing Assistance Corporation, the Barnstable Housing Authority, CHIPS House, Nauset, Inc., CHAMP House and Cape and Islands Community Development, Inc. creating new affordable units. In addition, the Town has worked with private entities such as McShane Construction, Chatham Real Properties, and Williams Construction.

At this time the Town of Barnstable is committed to working with additional non-profit and private developers to create several hundred affordable housing units over the next two years.

1. Village Green, Independence Drive/Barnstable Village

The private developer, JDJ, LLC, has entered into a long-term lease with the Enoch t. Cobb Trust for 14.32 acres of land off of Independence Drive in Barnstable Village. JDJ, LLC proposes to construct six buildings containing a mix of 180 rental apartments consisting of studio, one, two, and three bedroom units. The rental stream to the Enoch Cob Trust will generate income, which will be available to assist the school children of the Town of Barnstable in accordance with the Trust terms.

The developer is proposing 6 studio units, 48 one-bedroom units, 107 two-bedroom units, and 19 three-bedroom units. Twenty-five percent of the units will be set aside as low and moderate income. The developer has proposed that an additional 10% will be Section 8 Project Base Vouchers, if available. JDJ, LLC has received its site approval letter from Mass Housing and has filled its 40B Application with the Zoning Board of Appeals. The first ZBA hearing took place in June 2003.

2. The Housing Land Trust for Cape Cod / Marstons Mills

In 2001 the Town of Barnstable negotiated the acquisition of 19.07 acres of vacant land known as the Childs Property. The land borders the Marstons Mills Elementary and Middle Schools. Of the 19.07 acres, 6.4 acres was designated for affordable housing, the balance designated for recreation and open space.

The 12.69 acres of recreational/open space were purchased by the Town utilizing land bank funds. The 6.4 acres parcel was purchased by the Housing Land Trust for Cape Cod. The Housing Land Trust for Cape Cod's Marstons Mills project will consist of 30 homeownership units. The Housing Land Trust will retain ownership of the land (6.4 acres) and lease it for \$25 a month to the homeowners. By retaining the land, HLT/CC can insure permanent affordability of the units. A minimum of 53% (16) of the units will be affordable to households below 80% of AMI. The remaining 14 units will be affordable to homeowners below 120% of the AMI, and preference will be given to Town employees. The HLT/CC has recently selected the Williams Construction Co. as

the developer. The developer will connect to the middle school's existing wastewater treatment plant.

3. *Sons of Italy property / Cotuit*

Northeast Financial Management, a private developer, has acquired an option to purchase the 4.7 acre site of the Sons of Italy, at 4966 Route 28 in the village of Cotuit. Town officials, staff, and the Cotuit Civic Association have met with the developers who are in the process of developing a formal proposal. Their preliminary proposal is to construct 100 units of rental housing on the site. However, the property adjacent to this site contains several public drinking water wells, which may constrain the proposed housing construction making it more difficult to develop the site. The Town will work with the developer to try and overcome these issues once a formal application is submitted.

AFFORDABLE HOUSING BUDGET

Since 2001, the Town of Barnstable has committed the majority of its annual federal Community Development Block Grant funds from the U.S. Department of Housing and Urban Development towards the creation of affordable housing units in accordance with the Town's Affordable Housing Plan.

In FY 02 the Town's total CDBG allocation was \$416,000, of which 87% was earmarked for affordable housing projects and programs.

| | |
|---|-----------------|
| Accessory Affordable Apartments/Amnesty Program | \$15,000 |
| First Time Homebuyer Loan Program | \$50,000 |
| Habitat for Humanity / Danvers Way | \$25,000 |
| Housing Rehabilitation Loan Fund | \$162,800 |
| CHAMP House Group-home Purchase | \$50,000 |
| Rental Acquisition Program | <u>\$60,000</u> |
| | \$362,800 |

In FY03 the Town's CDBG allocation was \$408,000, of which 69% was appropriated for affordable housing programs:

| | |
|--|-----------------|
| Accessory Affordable Housing / Amnesty Program | \$74,900 |
| First-time Homebuyer Loan Program | \$50,000 |
| Housing Rehabilitation Loan Fund | \$52,000 |
| Nauset Inc. Group-home Purchase | \$25,000 |
| Rental Acquisition Program | <u>\$80,000</u> |
| | \$281,900 |

For FY04, the Town has allocated 400,000 in CDBG funds to continue the Accessory Affordable Housing Program and the new Housing Acquisition Program for all types of affordable housing. In addition, the Town will provide \$55,000 in CDBG funds towards three homeless programs.

| | |
|---|-----------------|
| Accessory Affordable Housing / Amnesty Program | \$125,000 |
| Housing Acquisition Program | \$275,000 |
| Homeless Outreach Program | \$24,000 |
| Job Opportunities for the Homeless / Clean Team | \$20,000 |
| Daystar Homeless Program | <u>\$11,500</u> |
| | \$455,500 |

APPENDIX A.

HOUSING NEEDS ASSESSMENT

APPENDIX B.

EXISTING CONDITIONS INFORMATION

APPENDIX C.

GROWTH MANAGEMENT PLAN

APPENDIX D.

ACCESSORY AFFORDABLE HOUSING PROGRAM INFORMATION

APPENDIX E.

HABITAT FOR HUMANITY INFORMATION

APPENDIX F.

PRODUCTION INITIATIVES

- 1. Darby Site - Town of Barnstable – Osterville**
- 2. Lombard Trust – Town of Barnstable – West Barnstable**
- 3. YMCA Site – Town of Barnstable – West Barnstable**

APPENDIX G.

PRIVATE DEVELOPMENTS

- 1. Village Green - JDJ LLC, - Barnstable Village**
- 2. Childs Property - Housing Land Trust of Cape Cod – Marstons Mills**

APPENDIX H.

AFFORDABLE HOUSING PLAN TIMELINE